



TOWN OF COHASSET PLANNING BOARD

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Memorandum

DATE: June 10, 2020
TO: Planning Board
FROM: Lauren Lind, Planning Director
SUBJECT: **Harbor Village Business Overlay District Special Permit & Site Plan Review (HVBOD #2020-01) 124 & 87 Elm Street** - Public Hearing Date: June 17, 2020

The purpose of this memorandum is to provide the Planning Board and the public with a Planning Department staff review based upon the information received for this application. The technical information and analysis below may be useful in the decision-making process of the Planning Board.

PROJECT DESCRIPTION

The subject properties are located at 124 & 87 Elm Street in the Waterfront Business and Downtown Business districts respectively. These parcels are also included in the Harbor Village Business Overlay District (HVBOD) Zoning. 124 Elm Street is a 53,579± square foot lot currently improved with a two-story inn, commonly known as the Cohasset Harbor Inn, and 87 Elm Street is a 17,855± square foot lot currently improved with a two-story multifamily/commercial structure.

The applicant proposes a demolition and reconstruction of the existing structures on both properties to create a mixed-use development that includes twenty-nine residential units, a 20,000 square foot public waterfront park, 4,000 square feet of commercial space, and an obstructed view corridor of Cohasset Harbor from Elm Street.

These uses are allowed by Planning Board Special Permit in the Harbor Village Business Overlay District (HVBOD).

ZONING REQUIREMENTS

Please note the link to applicable zoning sections of the Cohasset Zoning Bylaws in each of the following requirements:

Special Permit – This project requires a Planning Board issued Special Permit per [Section 12.4](#) and [Section 22](#) of the Cohasset Zoning Bylaws.

Site Plan Review – This project requires Site Plan Review per [Section 12.6](#) of the Cohasset Zoning Bylaws.

Design Guidelines – This project will need to adhere to the [Village Business District & Harbor Village Business Overlay District Design Guidelines](#) referenced in Section 22.6 of the Cohasset Zoning Bylaws.

Inclusionary Zoning – This project must meet Inclusionary Zoning requirements as the total number of proposed residential units exceeds the threshold in [Section 4.3-N](#) of the Cohasset Zoning Bylaws.

APPLICATION SUBMISSION DOCUMENTS

- Form 10A: Application for Approval of a combined Site Plan Review & Special Permit
- Letter to Planning Board Chair, C. Brewer, from A. Brodsky of Drohan, Tocchio, & Morgan P.C. dated May 8, 2020
- Planning Board Packet dated April 2020 (thirty-one sheets)
- Site Plan Set prepared by Cavanaro Consulting, dated April 25, 2020 (Seven sheets)
- Materials Landscape Plan prepared by Klopfer Martin Design Group dated April 10, 2020
- Grading Landscape Plan prepared by Klopfer Martin Design Group dated April 10, 2020
- Planting Plan prepared by Klopfer Martin Design Group dated April 10, 2020
- Transportation Impact Assessment Statement prepared by Vanasse & Associates, Inc. dated April 29, 2020
- Stormwater Report prepared by Cavanaro Consulting dated May 1, 2020
- Fiscal Impact Analysis prepared by Fougere Planning & Development dated March 31, 2020

Application material can be viewed on the Town of Cohasset Website under the “Active PB Applications” Tab on the Planning Board Page: <https://www.cohassetma.org/524/Active-PB-Applications>

APPLICATION STATUS

The applicant has filed for combined Special Permit and Site Plan Review with the Planning Board and has also filed for Floodplain and Watershed Protection District Special Permit with the Zoning Board of Appeals. The applicant will need to file with the Conservation Commission for an Order of Conditions and will determine need for Chapter 91 Licenses.

Town staff are actively receiving responses to a Request for Qualifications for Peer Review services and plan to select a peer reviewer for this project prior to end of FY20. The Peer Reviewer will be expected to review the application submission materials for compliance with Cohasset bylaw requirements and application regulations.

Special Counsel Karis North of Murphy, Hesse, Toomey, and Lehane, LLP, has been provided copies of all application material and is prepared to provide legal guidance to the Planning Board for the duration of this process.

Application material has been disseminated to relevant Town departments and committees for

comment. Planning staff will continue to update the Planning Board and applicant as comments are received.

The applicant is prepared to attend the Planning Board meeting on June 17, 2020 to present the introductory summary of the proposal. The public hearing is expected to continue according to the following tentative schedule that breaks down specific application topics by meeting dates:

<i>Meeting Date</i>	<i>Topic</i>
June 17th	Open PB Public Hearing – Introduction
July 8th	Site Plan – Layout & Public Realm; Traffic & Circulation
July 15th	Architecture & Landscape; Affordable Housing
August 5th	Follow up on items flagged in previous meetings
September 9th	Follow up on additional items requested at last meeting; Discuss Construction Management Plan & Status Reporting
September 23rd	Follow up on outstanding questions & Conclude Public Hearing
October 7th	Deliberate on Decision

Please note that this tentative schedule is subject to change as the hearing progresses as needed.